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Request for Proposal

Chinatown Community Service Facility

Volume 1 of 3

DESIGN PROPOSAL

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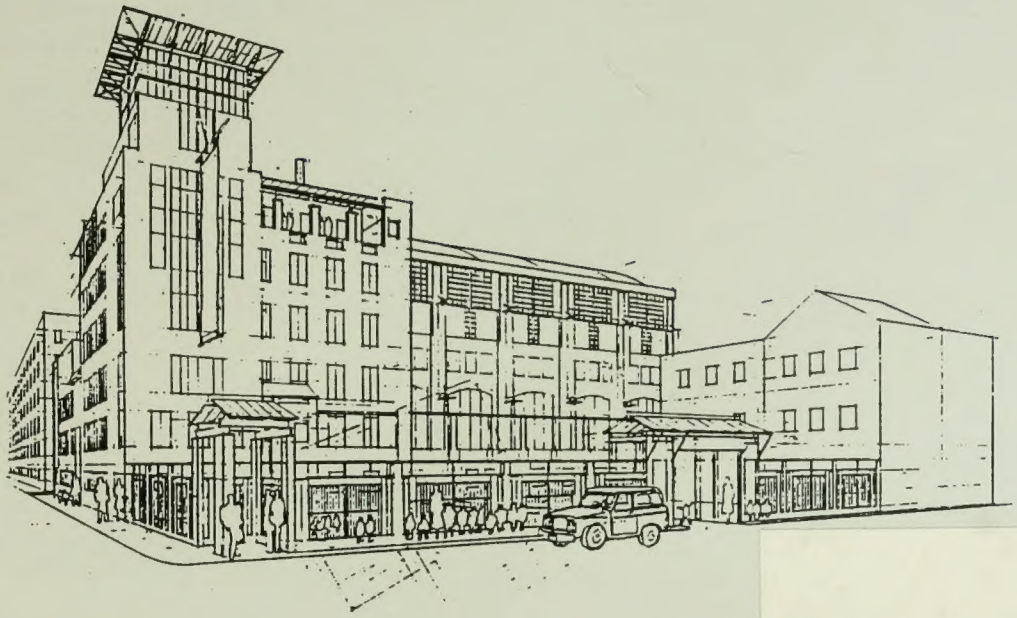

KOETTER, KIM & ASSOCIATES
Architecture, Planning & Urban Design

31 October 1989

SPECIAL MERIT AWARD

KOETTER, KIM & ASSOCIATES

30 November 1989

Mr. Aaron Schleifer
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Dear Mr. Schleifer,

It is with great pleasure that we submit our proposal for the long-awaited Chinese Community Service Facilities Building.

As a member of the architectural community as well as the Asian community here in Boston since 1976, I am concerned not only with the well-being of the Asian community - its resources and its facilities - but with its identity and the expression of its presence within the city at large. Ours is a heritage and a presence that has given much to this city. The proposed Chinese Community Service Facility provides an opportunity not only to establish an identifiable "center" - or community activity - to gather and house many needed services - but to give concrete expression to the aspirations and qualities of our Asian community.

Several years ago, when our office was just beginning to establish itself in Boston, we had the opportunity with the help of an NEA grant to conduct an urban design study for the Chinese community area of central Boston. While conducting this study, we were struck by several things ... the vitality and genuiness of the community, the constant threat to its existance by adjacent institutional, commercial, and transportation interests, and perhaps most important, the lack of tangible community focus and visible community expression - or public expression.

The proposed facility holds the promise of addressing these critical issues. We hope that our efforts and our skills can be of use to the community.

Sincerely,

Susie Kim

Susie S. Kim

Architecture, Planning and Urban Design
344 BOYLSTON STREET BOSTON, MASSACHUSETTS 02116 617.536.8560

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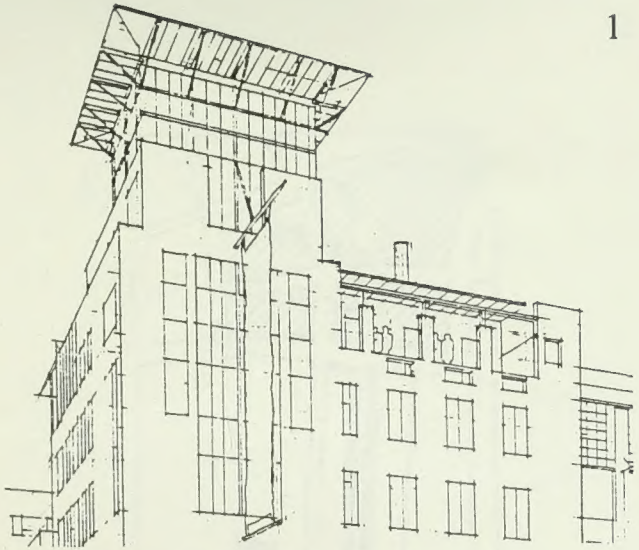
General Urban Design

The realization of the proposed Chinese Community Services Building will establish, for the very first time, a genuine "center" within the community ... a place where the life of the community, its identity and aspirations, can at last be given focus and expression. The significance of this cannot, of course, be overestimated.

It is therefore important that the building itself, in as many ways as possible, also reflect these same goals. We would propose a combination of building and open space that emphatically speaks of the community - a center that clearly establishes its public identity while at the same time carefully engaging the fabric of the surrounding city.

In general, we propose a building composition that claims street frontage to its west, north, and east - along Ash, Nassau and May Place - and moves back from its Oak Street frontage to form a significant south facing community park along this frontage.

At its built edges, this building should strive to establish direct compatibility with adjacent building conditions,to "knit itself", so to speak, into the community. At its southwestern corner fronting the proposed community park, the building might then rise to form a small yet highly identifiable tower; a visible symbol of the center's role within the community.



View of Tower from Park

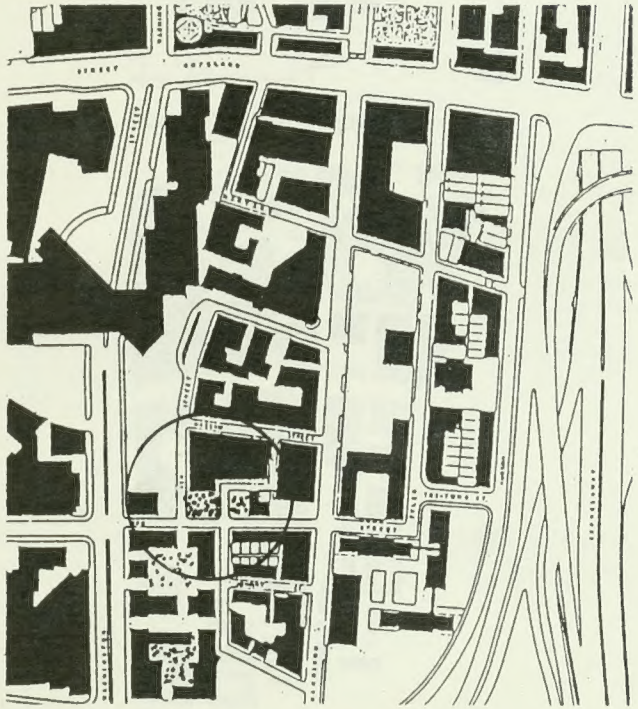
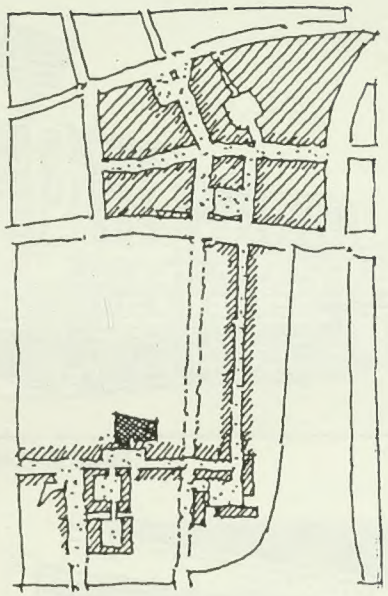


Figure Ground

As it is obviously important that the building must really "feel" like a part of the community; and therefore be linked with the territory of the community as much as possible;we have suggested that building siting clearly establish a distinction between community and adjacent institutions such as Tufts Medical Center. At the same time, the building's siting offers the opportunity to help bring the proposed adjacent development at Parcels A and B more positively into the community. Our proposed park space and landmark tower element form a community related and active interface, helping to bind these sites into the larger Chinese Community.

It is likewise important to consider the patterns of open space and circulation that help give definition to the community and to discover how the design of the Chinese Community Facilities Building might help strengthen these patterns. In this respect, the proposed Oak Street Park could act as a new focus - reinforcing important existing routes through the community, such as Tyler Street.

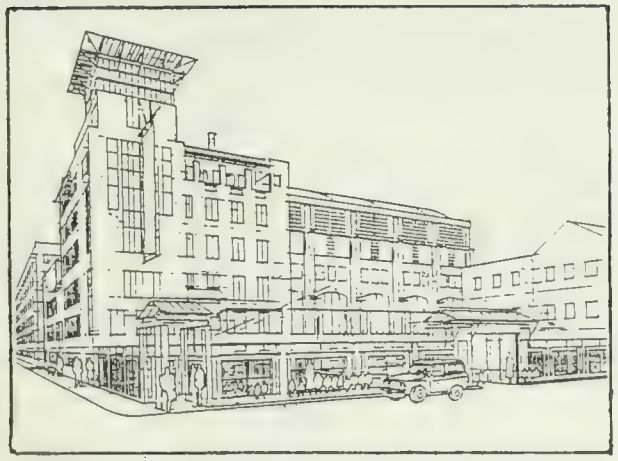


Major Pedestrian Movement

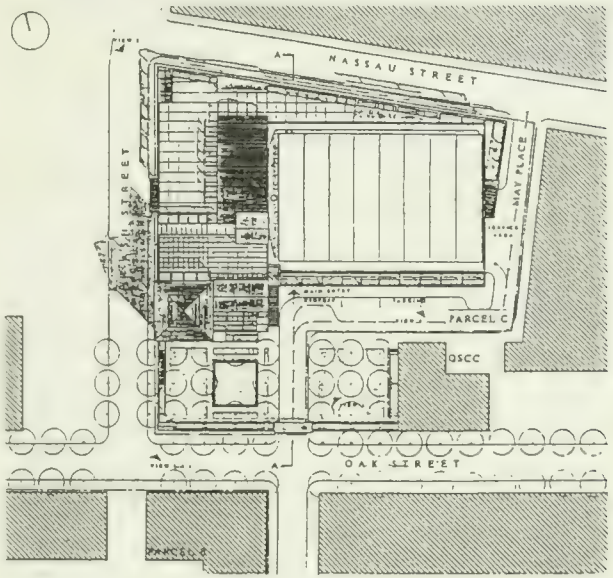
Surrounding Building Fabric

As noted previously, this Park has the capacity for providing a new focus of activity and emenity for the Chinese community. Not only does it provide a positive interface between the community and the proposed development on Parcels A and B to its south, it also helps reinforce the community importance of Oak Street; forming an active linkage along this street between the Quincy School to its west and Tai Tung Village to its east.

As a focus in its own right the Park enjoys ideal southern exposure and a high degree of visibility within the community. It is a place that has a natural sense of accessibility and this sense can be greatly intensified through the specific design of the space itself. Reflecting our studies to date, we have indicated this park as being bounded by open fencework. This is, of course, one of many possible treatments and is indicated to illustrate the fact that to be useful to the community such a park must be simultaneously visibly accessible and controllable. It must be welcoming, and accessible, and safe for the entire communtiy. In short, it must be designed to be appreciated as part of the community, an active resource to be valued, used and looked after. To this end, we imagine many uses: child day care and passive recreation for all ages, community functions, festivals, picnics, street fairs, group gatherings and other special occasions.



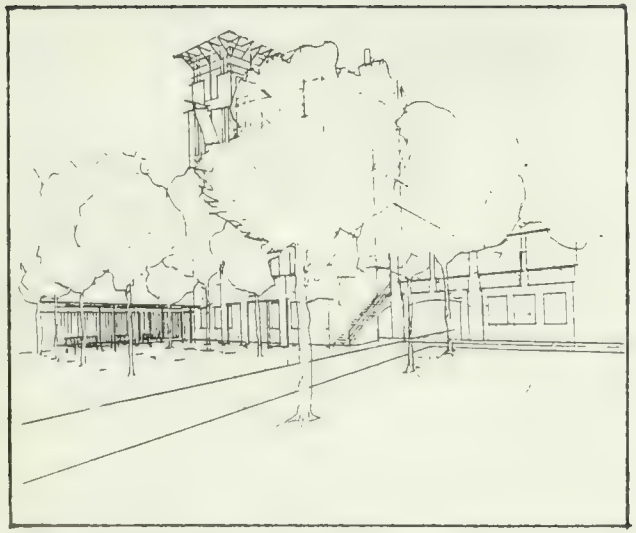
View from Oak Street



Site Plan

Proposed uses within the building are arranged to help reinforce the importance and active presence of this space, with child care facilites and public/civic use spaces opening onto or directly overlooking the Park.

As a public, active open space, the proposed Oak Street Park also serves to relieve the built density of the existing and proposed building fabric... to serve as a kind of outdoor living room. With relatively tall buildings being proposed at Parcels A and B, this park gives these new buildings a bit of breathing room while insuring the long term visibility, and accessibility within the community of the Chinese Community Facilities Building.

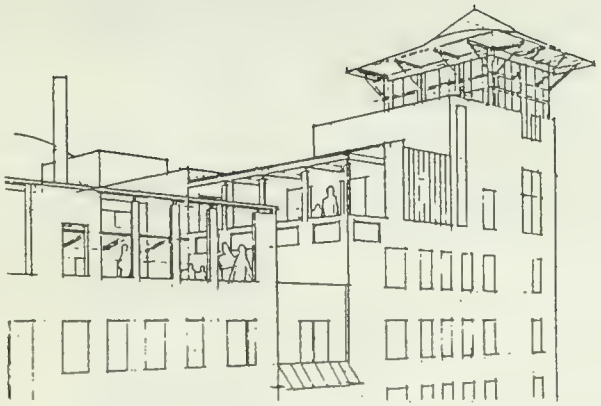


View of Park and Major Entry

The Building

General

As noted, we would endeavor to realize a Chinese Community Facilities Building that is an identifiable symbol of community aspirations and a genuine center of community activities. At the same time, this building must not stand alone. It must be an integral part of its surroundings. This sense of identity and belonging must also be combined with a sense of accessability. It must be welcoming and inviting - a place that encourages community use and participation.



The basis for our design for the Community Service Facility is derived from our observations that a common trait of many Chinatown buildings is that they were originally designed for uses other than their current ones and built prior to the establishment of the Asian Community, and as such their distinctly Asian elements take the form of signage, bay windows, entrances, and roof top additions added to solid brick and granite warehouse and commercial structures.

Similarly, our building's basic structure is that of a confident institutional block that is enlivened by banners, bays, porches, pergolas, roof top additions and the top of the tower itself. - all of which, though integrated into the design of the building as a whole, are nevertheless articulated as distinct elements which serve to announce the presence of the various uses within.

This architectural strategy allows the building to announce itslf as a permanent community resource, yet maintain the desired sense of accessability and relate directly to the various conditions of its immediate surroundings.

The Building

Plans

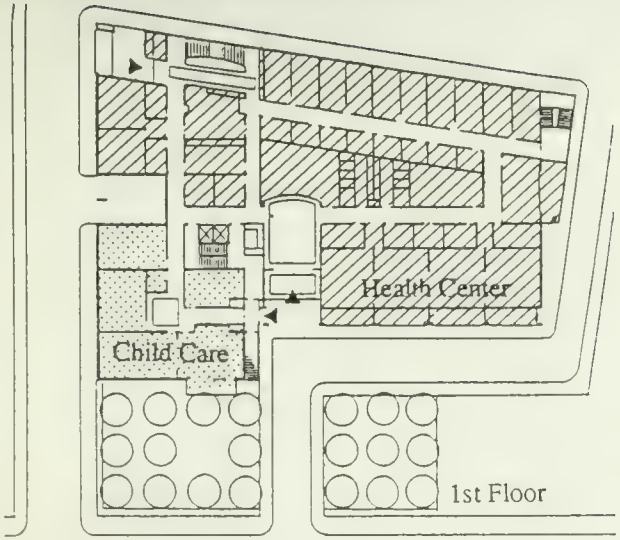
On ground level we propose child care spaces and community clinic facilities. Child care is thus a visible activity making use of the proposed Oak Street Park. Such an activity at ground level also encourages related uses - mothers gathering, elderly people attracted by an active, pleasing and safely supervised outdoor space.

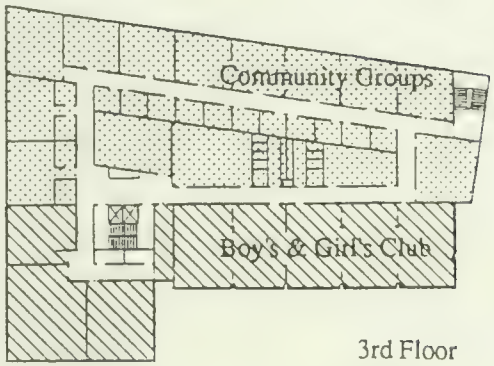
Clinic facilites are best served by an easily accessible separate ground level entrance condition, and entry that encourages use through convenience and relative privacy. This clinic entry is proposed for the corner of Ash and Nassau Streets.

The main entrance to the facilties building is conspicuously located off Oak Street and access to it is routed through the proposed Oak Street Park, thus reinforcing the role of this space as an active and identifiable community resource.

Second floor activities, including public rooms and civic activity spaces are arranged around a wonderful south facing raised porch which directly overlooks the community park. Here again, the placing of these spaces underlines the importance of the Oak Street Park as a gathering place and center of activities. Additional space on the second floor may serve additional community clinic uses.

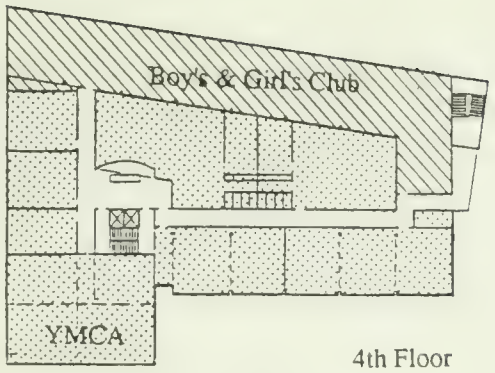
Third floor spaces accomodate the boys and girls club. Again the primary use on the floor overlooks the community park while additional required civic activities office fspace is located along Nassau Street.



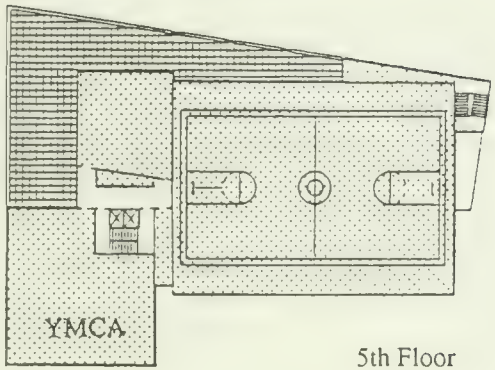


The fourth, fifth, and sixth floors may serve the YMCA program with gymnasium and YMCA child care spaces located in the fifth floor - overlooking the community and enjoying a large adjacent outdoor terrace space.

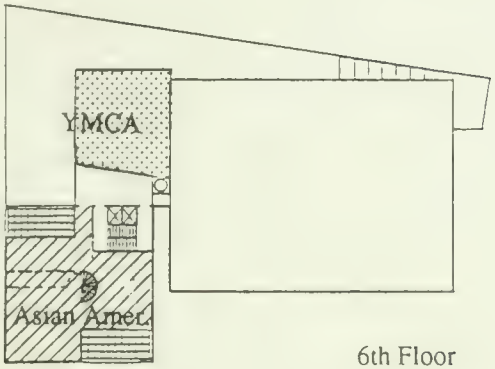
The sixth floor houses YMCA activity rooms and a lower level of library uses. The library then rises in a small tower and the southwest corner of the building. As mentioned earlier, this tower serves as an important identifying element for the building and its role in the communtiy. Its use as a resource center is therefore particularly appropriate, and as library space this tower affords a quiet removal from the bustle of the community while giving to the library users beautiful views in all directions.



4th Floor



5th Floor



6th Floor

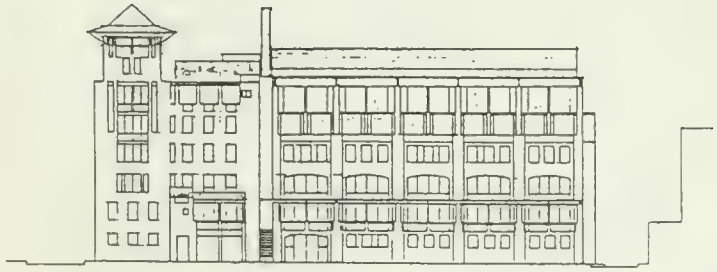
The Building

Elevations

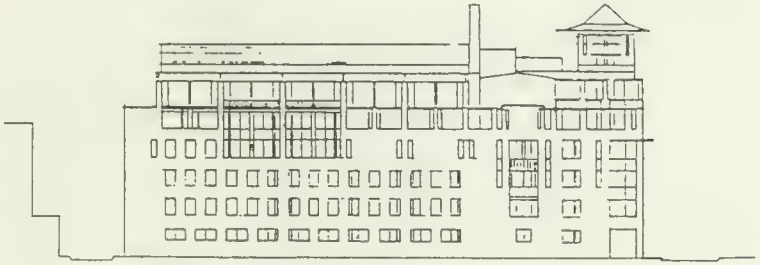
In considering the exterior appearance of the building, we believe it should reinforce the desired sense of accessibility and its role as a community resource, while relating directly to the conditions of its immediate surroundings.

The building's southern face, for instance, overlooking the proposed Oak Street Park, seems to embrace the park while giving a pleasant and legible sense of entrance. Since many of the building's important public and civic activity spaces are arranged along this face of the building, its wall is developed with large window openings, expressing the importance of these spaces while intensifying their direct overlook of the community park.

At Nassau Street the building appears more block-like relating in scale to existing buildings on the street. At the same time, the building could break down into smaller elements at its upper floors, expressing the various YMCA functions at these upper levels and revealing the open fifth floor terrace related to gymnasium and child care activities of the YMCA.



Oak Street Elevation

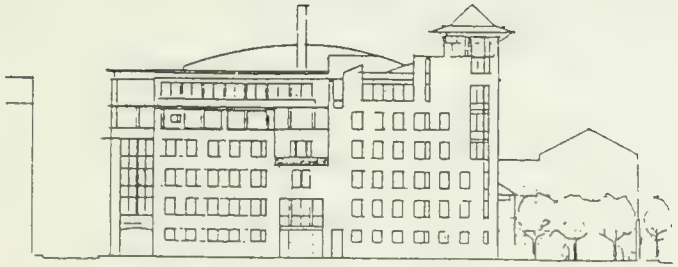


Nassau Street Elevation

The Building

Elevations

Along Ash Street a possible clinic entrance location is identified. An entrance to parking might also be easily facilitated. This wall, quite passive in nature, reveals at its fifth floor, the presence of the YMCA activities and its adjacent outdoor terrace space.



Ash Street Elevation

The May Place elevation is interpreted as a smaller scale secondary wall and an appropriate location for a service entrance. In apprearance the wall breaks down in scale as it moves southward towards the proposed communtiy park, and with this breakdown of the wall, revealing the presence of upper level activity spaces, such as the YMCA gymnasium within the building.

May Place Elevation

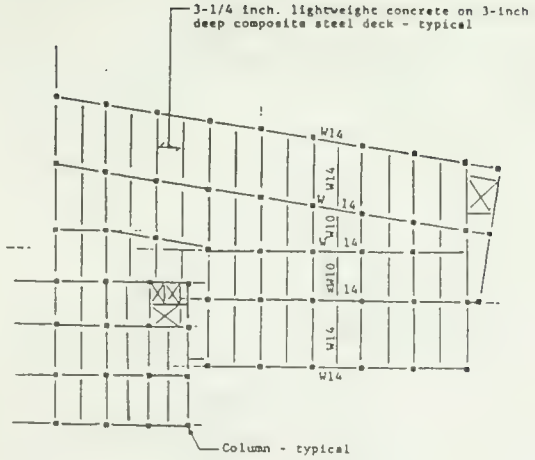
In appearance the building is imagined as drawing its identity from its surroundings and from its role in the community. It is imagined that the building would be primarily finished brick familiar to the neighborhood. Window openings are conventional in type if sometimes unusual in size and grouping. Conspicuous visual elements - tower, entrance, community park, are given their conspicousness to reinforce their community importance. In addition, we have envisioned the entire building as a kind of communicative device. As illustrated the building might, for instance, be equiped with frames and supports for banners, pennants, artwork, and the like; advertising important upcoming events or simply celebrating the presence of the Chinese Community.

It is proposed that the community building be constructed of steel columns with rolled-shape beams and girders acting compositely with 3-1/4 inch thick lightweight concrete on 3-inch deep 20 gauge composite steel deck. The advantages for the proposed structural system are:

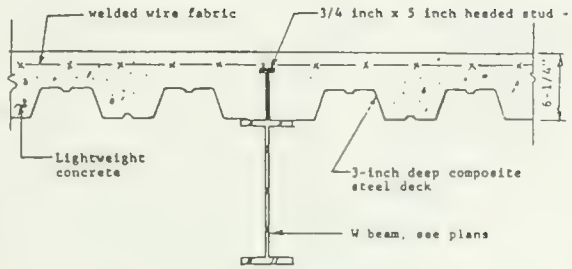
1. The floor system has a 2-hour fire-rating.

2. 3-inch deep x 20 guage composite steel deck can span 10 feet, half the building grid spacing. It is bevlieved that this floor system will be more economical than floors with 2-inch deep deck because of lesser number of steel beams to erect.

3. Lightweight concrete is proposed to minimize the total building weight that the underground garage would have to support at the ground level.



TYPICAL FLOOR FRAMING PLAN



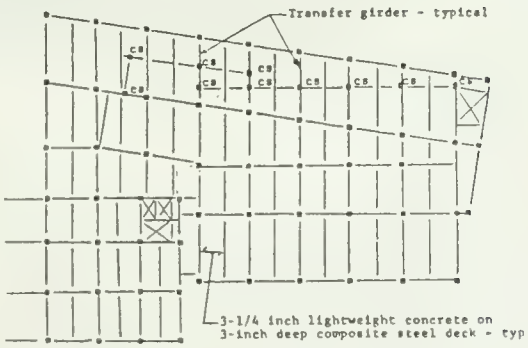
TYPICAL FLOOR CONSTRUCTION

The gymnasium roof will be framed by bow-string steel trusses at 10 foot centers with 3-inch deep galvanized acoustic roof deck.

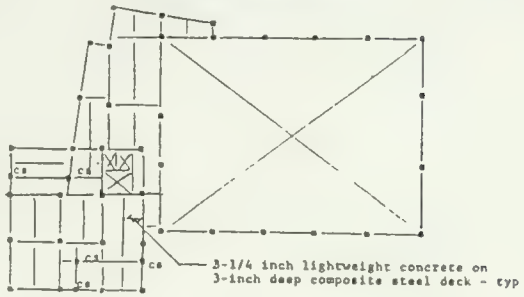
It is also proposed that braced frames be provided to resist the code wind and/or seismic forces and at the same time to stabilize the building.

(Structural Engineering by Lim Consultants, 31 October 1989)

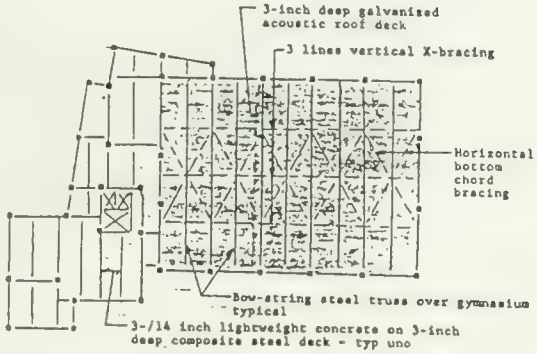
cs denotes column starts at this level



FIFTH FLOOR FRAMING PLAN



SIXTH FLOOR FRAMING PLAN



SEVENTH FLOOR FRAMING PLAN

Mechanical System

The selection of a heating, ventilating and air conditioning system for this building is driven by the mixed use. The system must be capable of satisfying several different types of occupancies with a diverse time schedule.

We propose the use of a water source heat pump system, in general, for the following reasons:

1. Zones can be small or large, depending on the space.
2. Zones can be independently set to occupied and unocuppied cycle to satisfy diverse occupancies.
3. The system is extremely flexible, affording ease of change if tenant spaces are altered.
4. The system is energy efficient, transfering heat rejected from areas being cooled to areas requiring heat.
5. There is no impact on the underground garage.
6. Consideration could be given to using the sprinkler system to carry the water for the heat pump system.

Areas requiring high rates of ventilation, such as the Gymnasium, would us conventional air handling equipment.

A very basic energy management system would be provided to facilities occupied/unoccupied sequencing, prevent tanpering and maximize energy conservation.

It is understood that a parking garage to be built below this building will be outside the limits of this project. However, we would anticipate coordinating routing of sanitary and storm drainage with the designers of the garage.

Energy-conserving cooling and heating for any multi-room building.

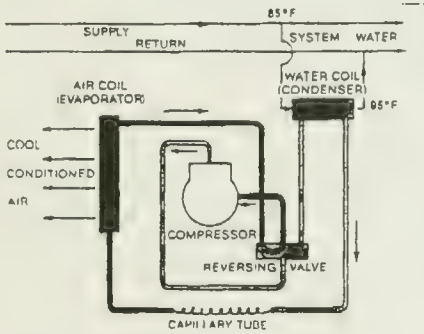
Heating and cooling — from a single unit.

The heart of the system is a series of EnerCon water-source heat pumps that have self-contained heating and cooling capability, due to a reversing valve that regulates the flow of hot and cold refrigerant gas. They are connected by a water loop of simple, uninsulated piping, through which water is continuously circulated.

Heat is rejected into the water loop when units are on cooling and is taken out of this loop when the units are heating. Therefore, heat energy is never wasted as long as it's needed anywhere in the building. And frequently some areas of a building will require cooling, while others require some degree of heating.

What else is involved?

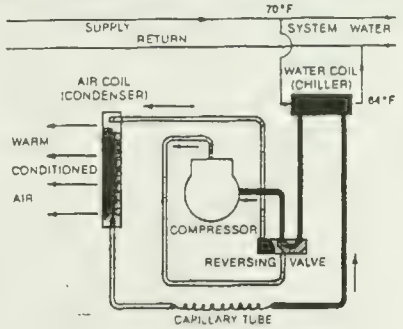
Obviously, there's a circulating pump, to keep water flowing through the system, and to allow it to transfer heat energy. The only requirement with regard to the water is that it be kept between approximately 60 and 90 degrees. To keep it in that range, the system has two other components: a supplementary heater such as a simple immersion water heater, and a heat rejector such as an evaporative cooler. When needed, one or the other will operate to maintain the required water loop temperature. But they never operate simultaneously.



ENERCON COOLING

Let's take a closer look at cooling.

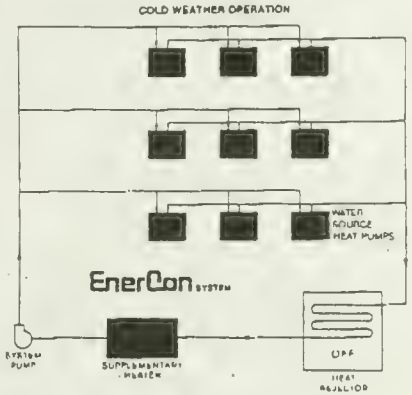
As the thermostat calls for cooling, here's what happens: the reversing valve guides hot refrigerant gas from the compressor to the water coil. Heat is removed from the gas by the water. The gas condenses into a liquid. The liquid flows through an expansion device such as a capillary tube, and goes into the air coil as a cold liquid. The refrigerant then boils, becomes a vapor, and absorbs heat from room air as the air passes over the air coil. The vapor then flows through the reversing valve and into the compressor, completing the cycle.



ENERCON HEATING

And in heating...

The reversing valve now changes its position, reversing the flow of refrigerant in all parts of the system except the compressor. Hot gas from the compressor enters the tubes of the air coil, which serve as a condenser. Room air is heated as it passes over the tubes, absorbing heat from the refrigerant as it condenses. The liquid refrigerant flows through the capillary tube to the water coil. As the refrigerant vaporizes, it extracts heat from the water loop. The vapor is then conducted back through the reversing valve to the compressor, completing that cycle.

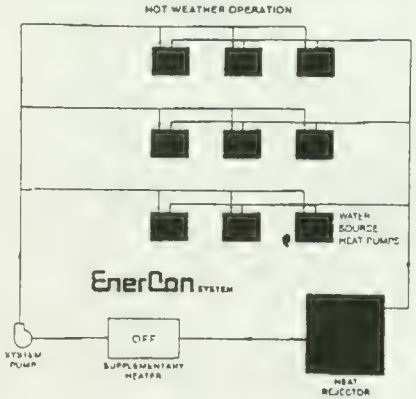


When the entire system is heating . . .

In extremely cold weather when most units are on the heating cycle, the supplementary water heater maintains a minimum temperature of 60 degrees in the water loop

When the system's cooling...

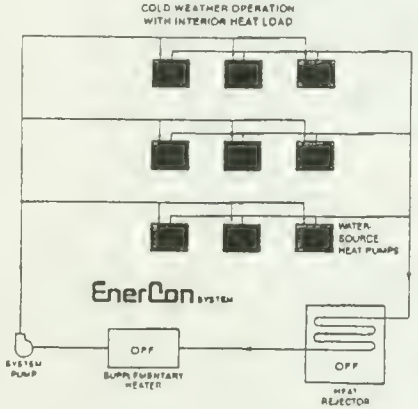
Note that the evaporative cooler comes into operation, to maintain water loop temperature at no more than 90°F



And when you need some of both...

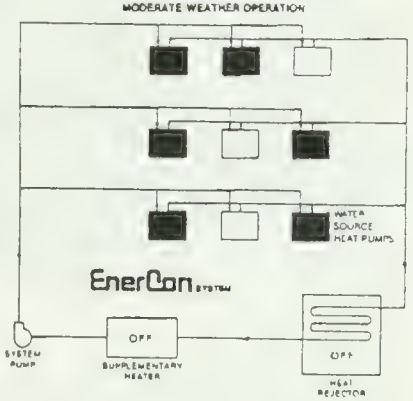
The next two diagrams show EnerCon at its highest degree of efficiency

The first shows cold weather operation, with an interior heat load. The building's interior normally needs cooling



whenever occupied. No heat energy is being lost, because heat from the interior units is being utilized via the closed loop to heat perimeter rooms. Neither the water heater nor the heat rejector is operative.

The second illustration shows moderate weather operation. Some units are cooling, some are heating, and some aren't needed at all. Again, you can see the principle of energy conservation at work. The heat put into the water loop by some units is being utilized by others



Where would you logically use EnerCon?

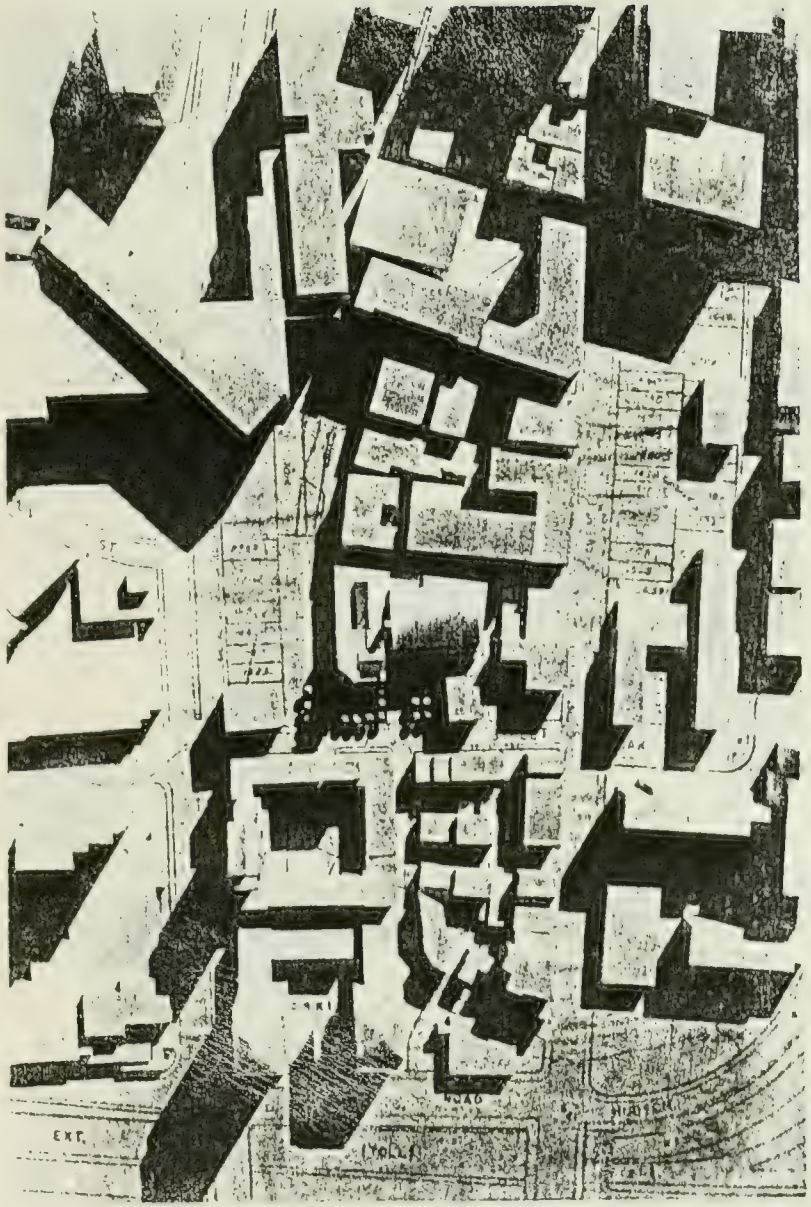
In any commercial multi-room building, such as hi-rise office buildings, apartment complexes, medical offices, dormitories, nursing homes and educational facilities

And you won't find better reasons for using it than these.

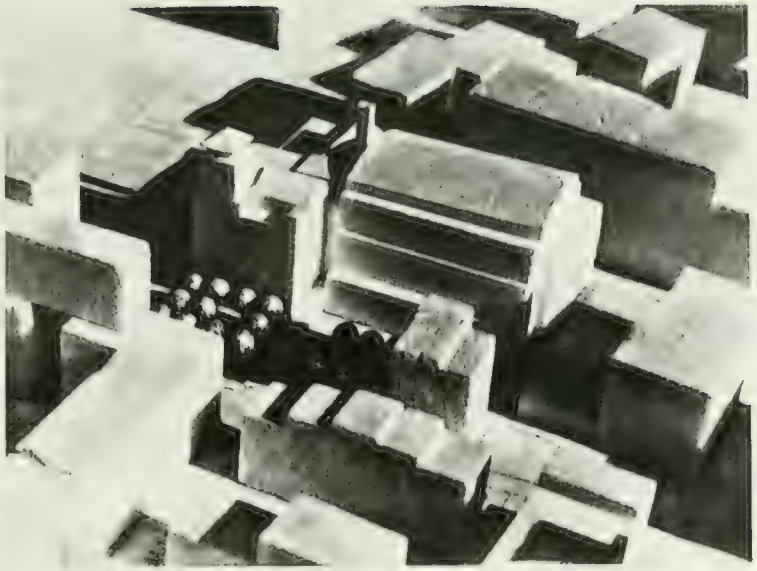
Complete, flexible air conditioning and heating for every area. With push-button or wall mounted controls. Quiet in operation. Simple maintenance requirements eliminate the need for an operating engineer. Unit flexibility lets EnerCon go anywhere within your building. Reduced installation costs due to system's simplicity. You save floor space, because EnerCon doesn't require a big high-pressure boiler, or central chiller. And, the units can be ceiling mounted.

Above all, you save money.

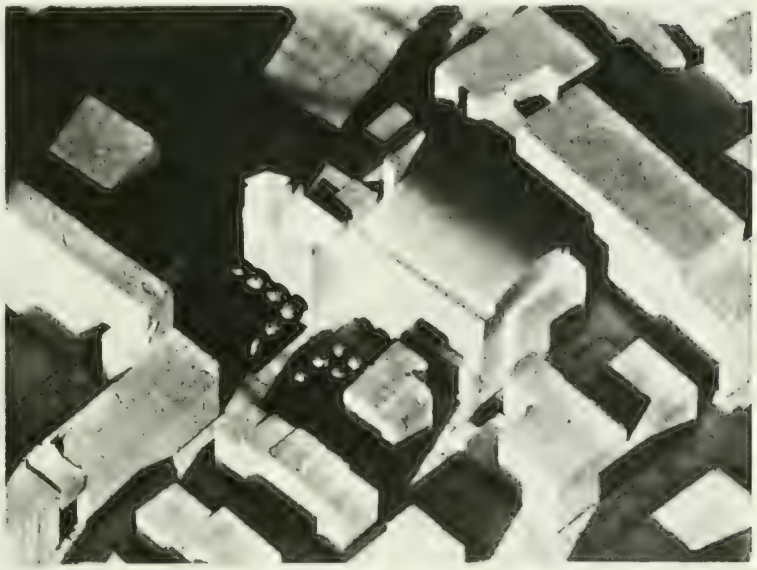
Installation costs are low. Operating costs we believe, are the lowest.



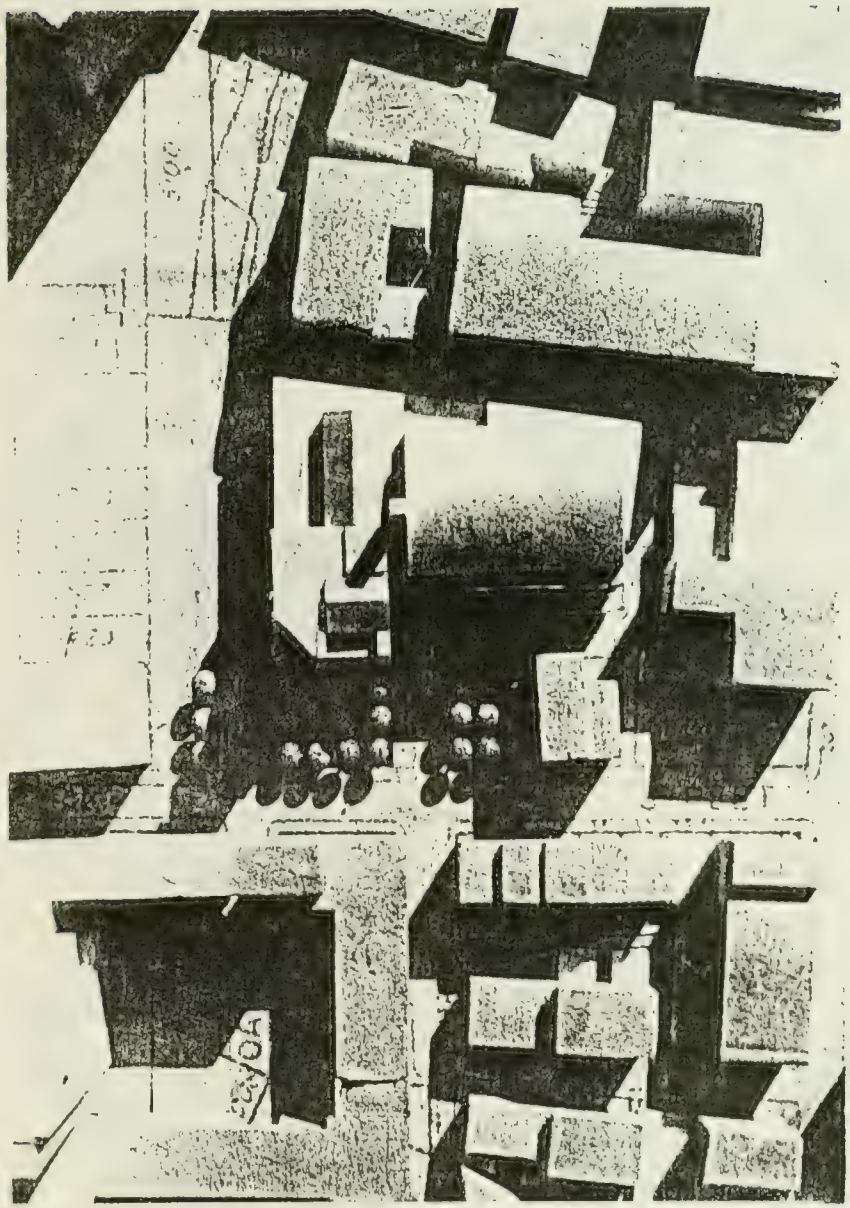
Aerial View of Parcel A,B, & C within City Context



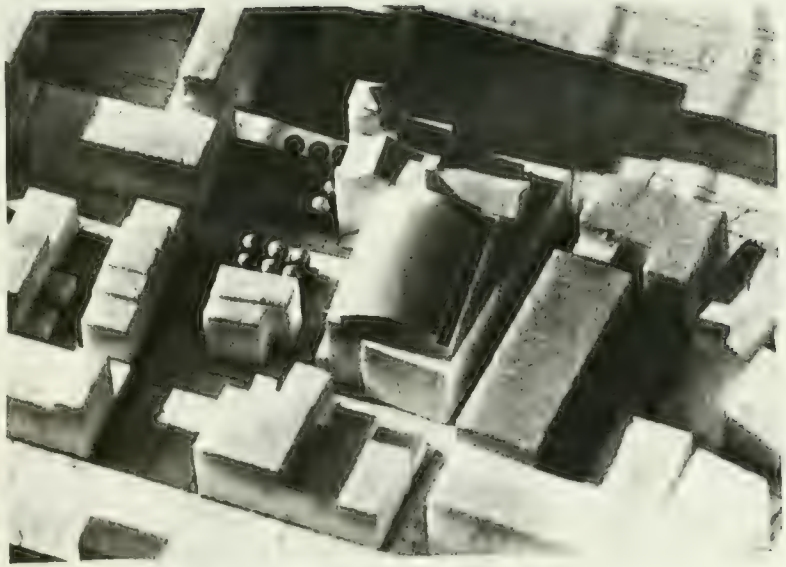
View of Oak Street Facade



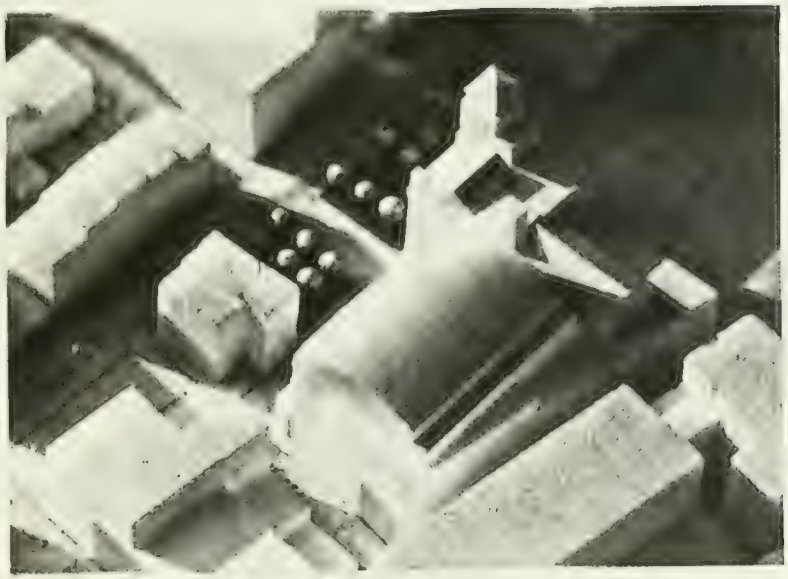
View of Proposed Oak Street Park



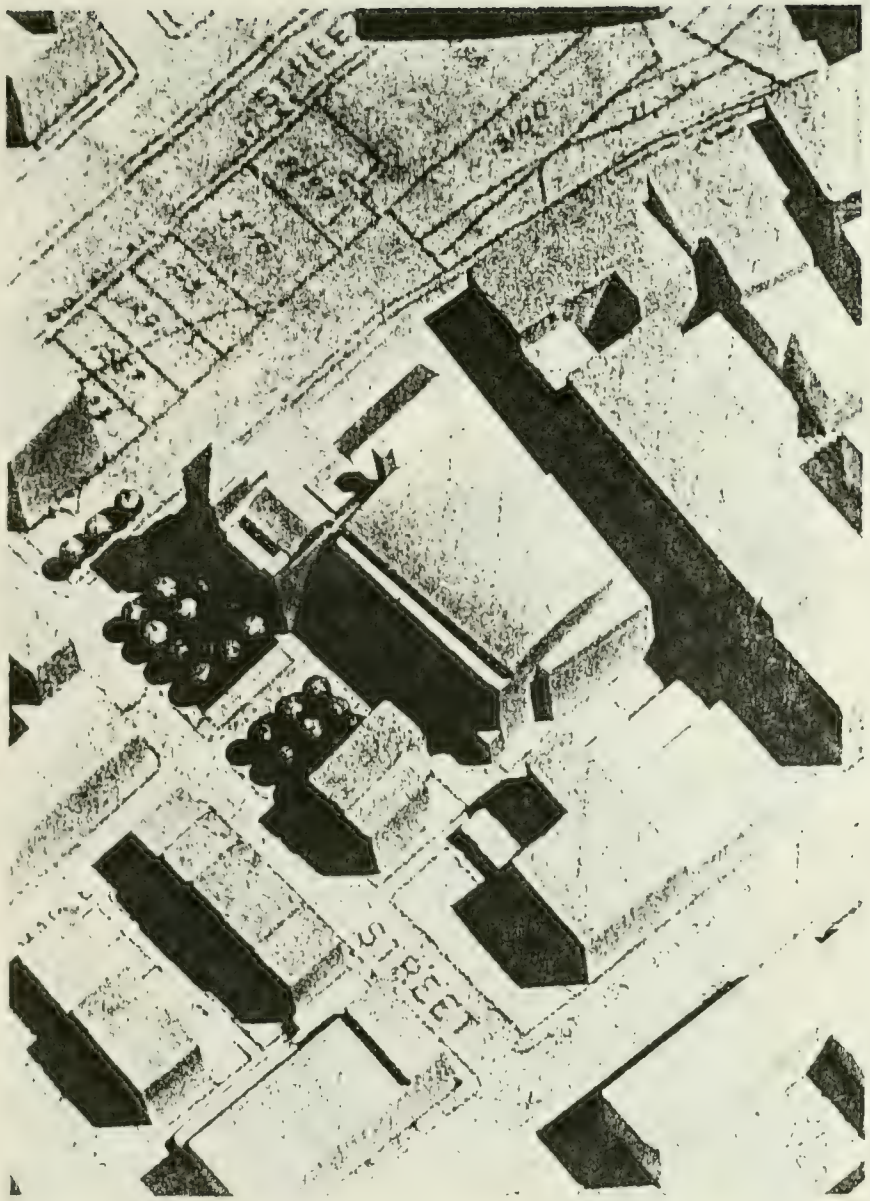
Aerial View of Oak Street Park and Chinese Community Service Building



Aerial View of Gym & Tower from East



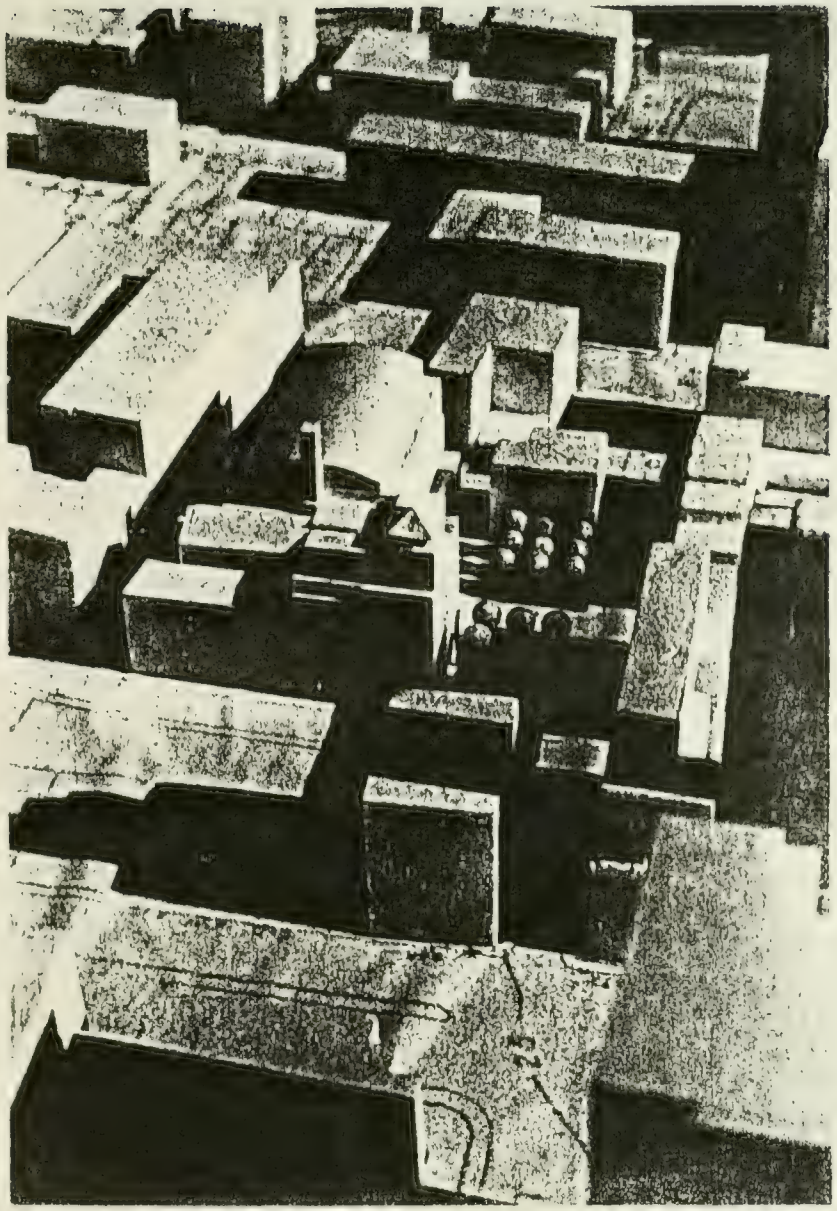
Aerial View of Gym & Tower from East



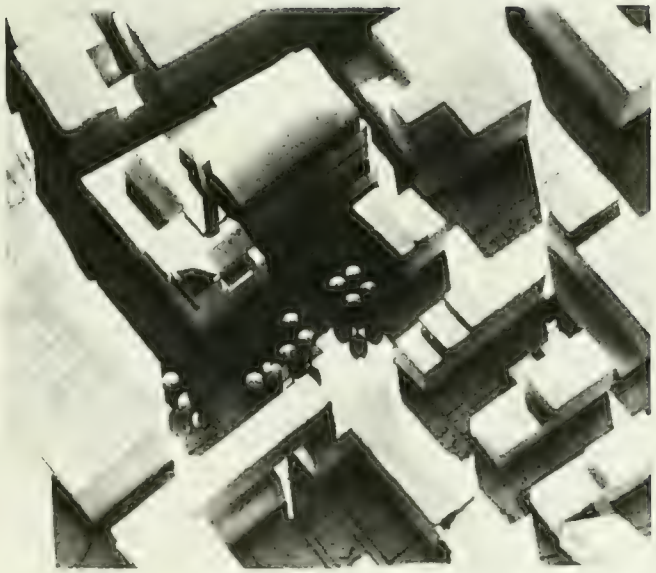
Aerial View from South

Aerial View along Ash Street

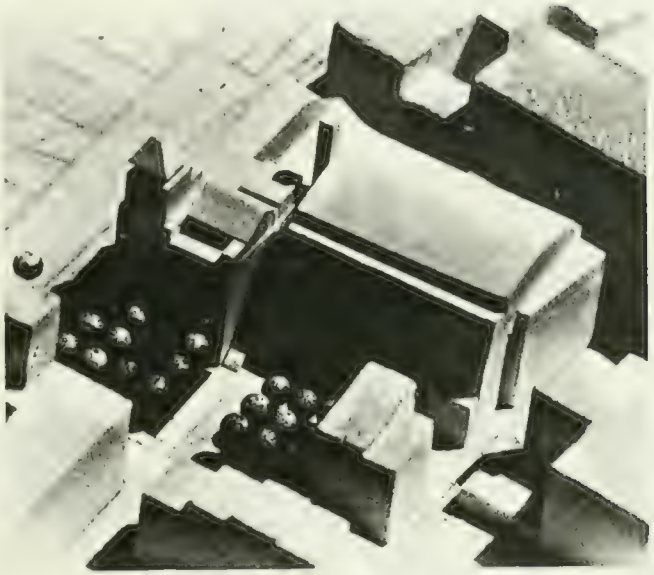
Aerial View along Ash Street



View along Oak Street from Quincy School

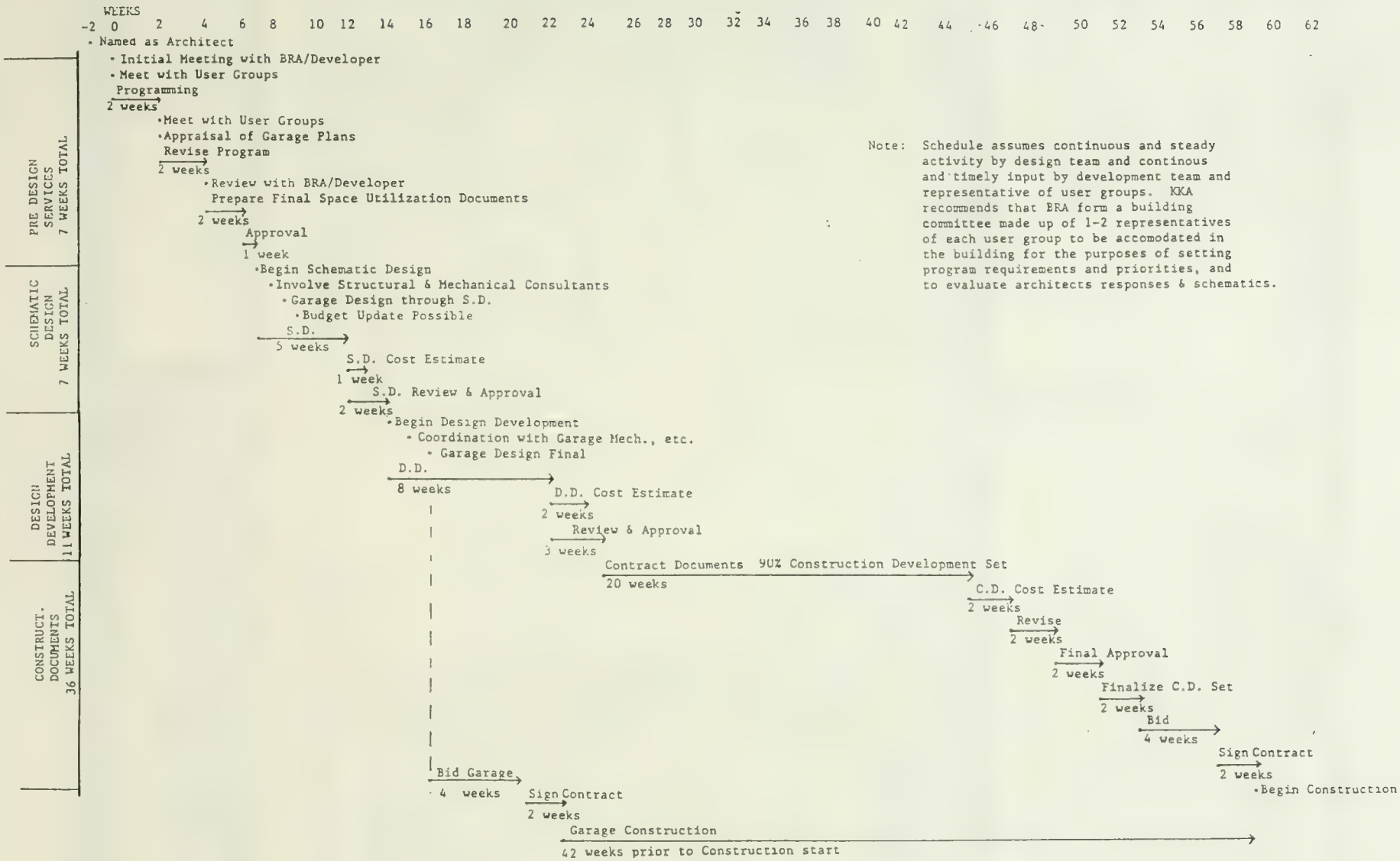


View of Oak Park



View of Oak Park

Proposed Schedule



Note: Schedule assumes continuous and steady activity by design team and continous and timely input by development team and representative of user groups. KKA recommends that BRA form a building committee made up of 1-2 representatives of each user group to be accomodated in the building for the purposes of setting program requirements and priorities, and to evaluate architects responses & schematics.

acord CERTIFICATE OF INSURANCE

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A	GENERAL LIABILITY x COMPREHENSIVE FORM x PREMISES/OPERATIONS UNDERGROUND EXPLOSION & COLLAPSE HAZARD x PRODUCTS/COMPLETED OPERATIONS x CONTRACTUAL x INDEPENDENT CONTRACTORS x BROAD FORM PROPERTY DAMAGE x PERSONAL INJURY	B0201708699-03	10/4/89	10/4/90	BODILY INJURY	$	$
					PROPERTY DAMAGE	$	$
					BI & PD COMBINED	$ 1,000.	$ 1,000.
					PERSONAL INJURY		$ 1,000.
A	AUTOMOBILE LIABILITY ANY AUTO ALL OWNED AUTOS (PRIV PASS) ALL OWNED AUTOS (OTHER THAN PRIV PASS) x HIRED AUTOS x NON-OWNED AUTOS GARAGE LIABILITY	20895800091	10/4/89	10/4/90	BODILY INJURY (PER PERSON)	$ 500.	
					BODILY INJURY (PER ACCIDENT)	$ 500.	
					PROPERTY DAMAGE	$ 100.	
					BI & PD COMBINED	$	
A	EXCESS LIABILITY x UMBRELLA FORM OTHER THAN UMBRELLA FORM	206035722	10/4/89	10/4/90	BI & PD COMBINED	$ 1,000.	$ 1,000.
	WORKERS' COMPENSATION AND EMPLOYERS' LIABILITY				STATUTORY		
					$	(EACH ACCIDENT)	
					$	(DISEASE-POLICY LIMIT)	
					$	(DISEASE-EACH EMPLOYEE)	
B	OTHER Architects & Engineers Professional Liability	CLAIMS MADE FORM PL445048	3/10/89	3/10/90	$1,000,000. Aggregate		

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS

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